

**General Notes**

All dimensions to be checked on site. All details and dimensions relating to the sub-contractors or suppliers work must be checked and agreed between the subcontractors or supplier and the general contractor.

Works to comply with current Codes of Practice, Eurocode Standards and Building Regulations.

Contractor to establish with the local authority their requirements for inspecting the works, and adhere to these, from the outset.

Temporary Stability - Contractor to provide all necessary temporary propping to safely undertake the works.

Steelwork - All steelwork connections are to be detailed and designed by the fabricator taking into account the loadings outlined in the calculations.

Steelwork - Steelwork fabricator/contractor is to undertake their own site survey to determine final dimensions for all new steelwork fabrication. The survey should highlight any obstructions/services/etc., that need altering/relocating to avoid clashes.

Steelwork Protection - All steelwork to be blast cleaned to Sa 2 1/2 in accordance with BS EN ISO 12944. All steelwork to be hot dip galvanised to 140µm in accordance with BS EN ISO 1461 and 14713.

Steelwork grade - All steelwork to be high yield (S355) unless noted otherwise.

Proprietary items to be used in accordance with manufacturer's instructions.

All dimensions, levels and setting out of structure by contractor/ steel fabricator.

All works to Building Inspector approval.

**Designer Risk Assessment**

Mechanical aids should be employed when installing beams. Structural Engineer to be consulted if required.

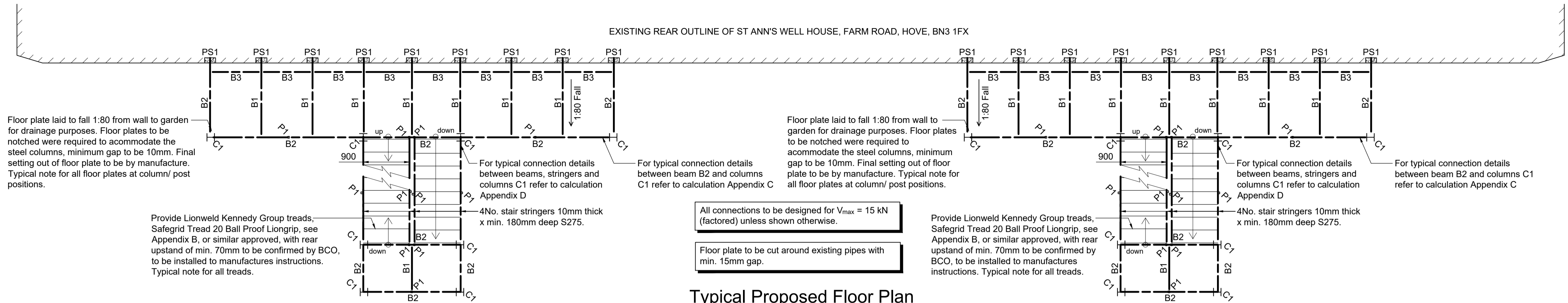
The contractor is to provide all necessary temporary propping & temporary works to safely undertake the work and maintain structural stability. The contractor is to be aware that the property may be occupied during construction and temporary works loading to consider this.

The assumptions made within the calculations and drawings should be confirmed on site, prior to commencement of works. Any differences should be discussed with Structural Engineer, in order to check calculations.

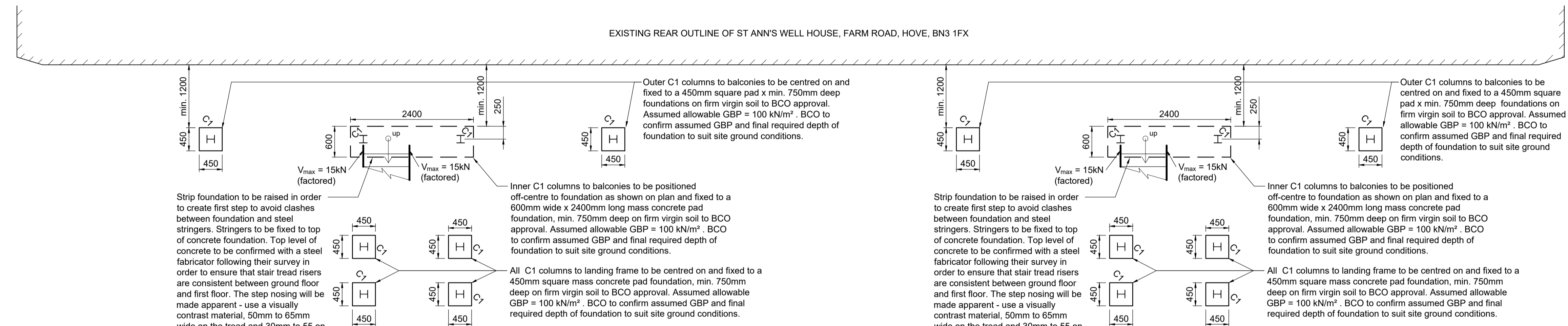
Appropriate checks are to be completed by contractor prior to commencement of work to ensure no services are in the local vicinity of the works.

Contractor to take all measures to control noise and dust.

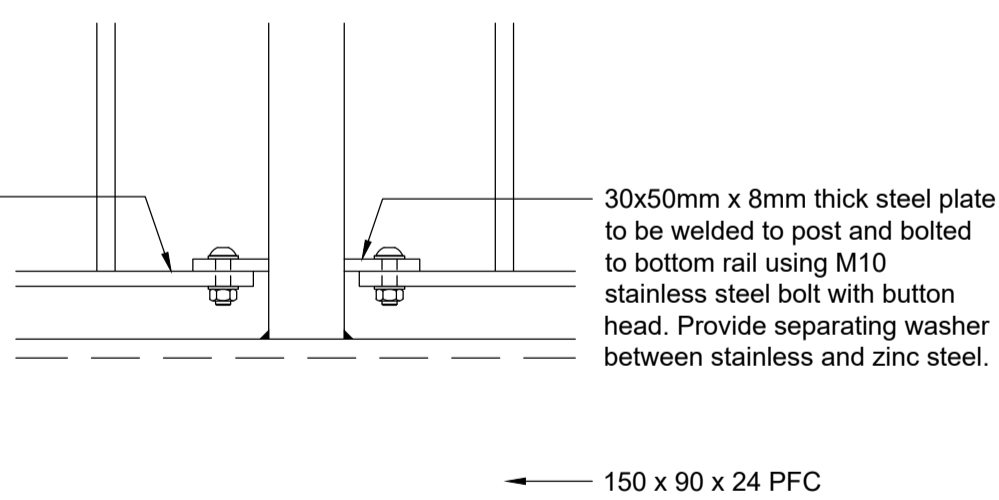
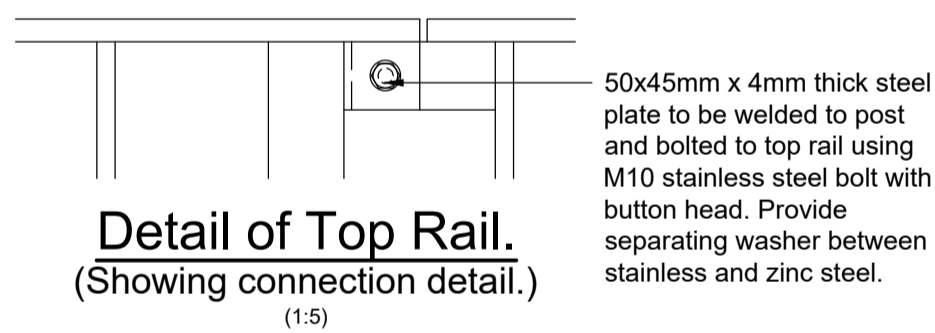
All appropriate scaffold and edge protection should be put in place to ensure safety while working from height.



**Typical Proposed Floor Plan**  
(Showing Steel Layout)  
(1:50)

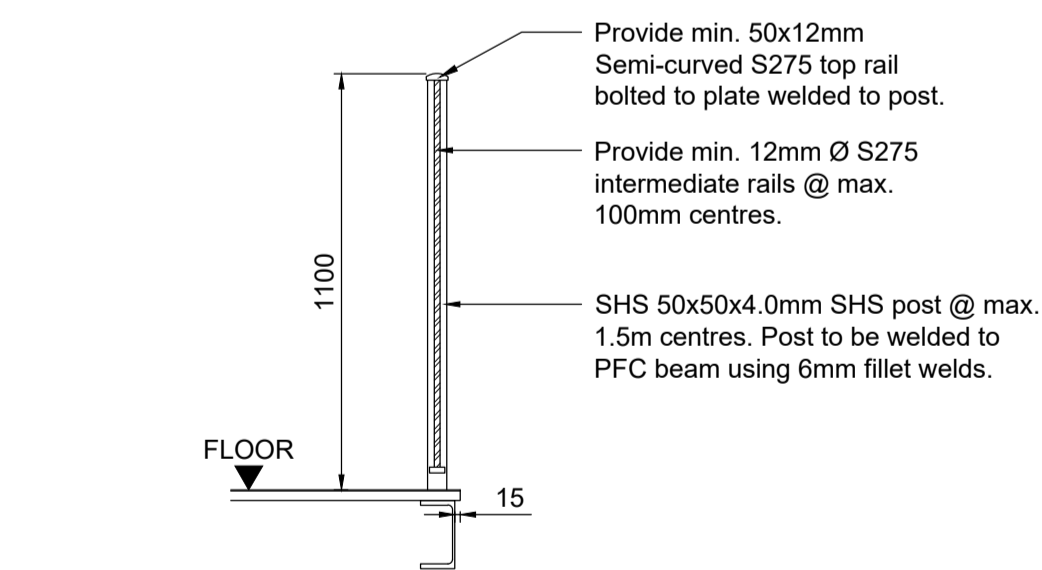


**Typical Proposed Ground Floor Plan**  
(Showing Foundations)  
(1:50)

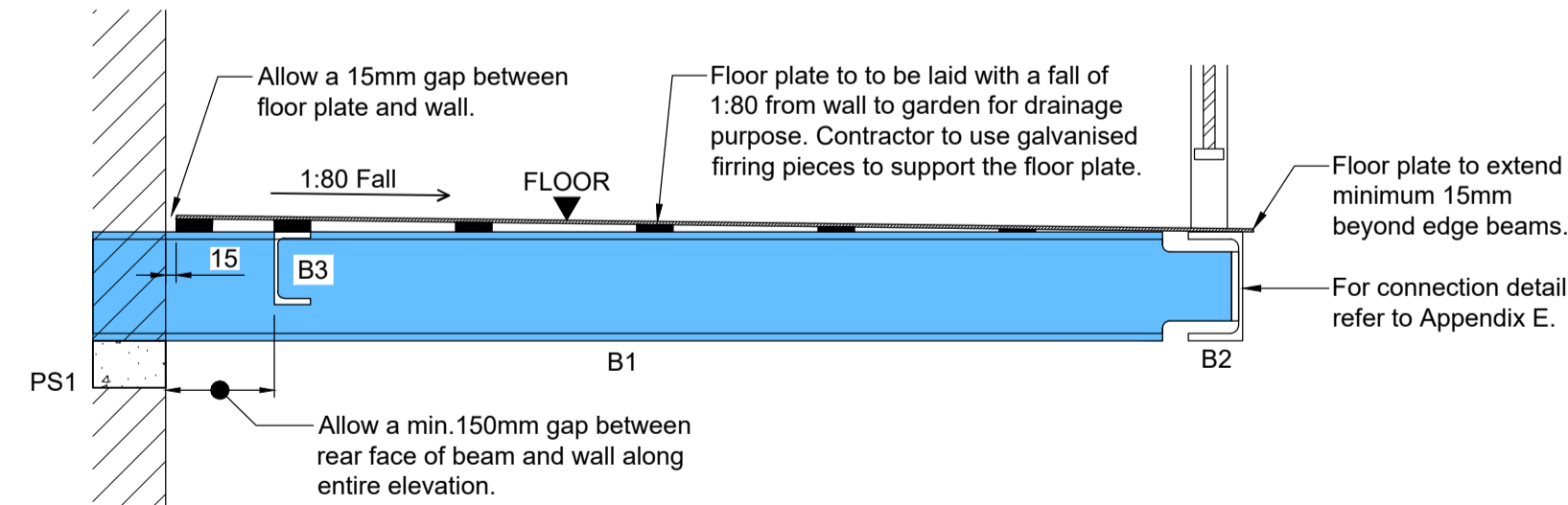


**Detail of Top Rail.**  
(Showing connection detail.)  
(1:5)

**Detail of Bottom Rail.**  
(Showing connection detail.)  
(1:5)



**Scheme of Balcony Balustrades**  
(Showing section)  
(1:20)



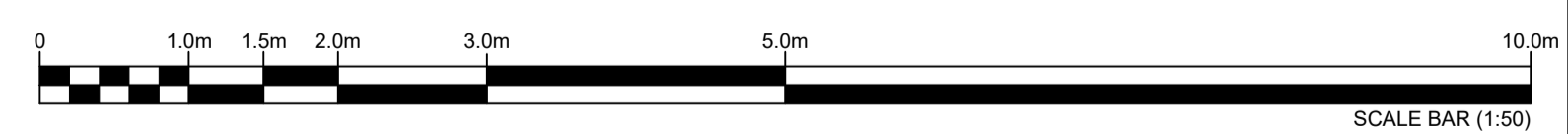
**Scheme of Balcony Floor**  
(Showing section)  
(1:10)

**Note**  
All Steelwork including durbar plates to be galvanised

- B1 - Denotes a 152x 89 UB16 beam supporting floor plates @ max. 1m centres. End of beam to be built into masonry. Provide flexible sealant around beam to allow movements of beam. For connection to beam:  $V_{max} = 5 \text{ kN}$  (factored).
- B2 - 150 x 90 x 24 PFC Beam
- B3 - 100 x 50 x 10 PFC Beam
- C1 - 152 x 152 UC23 Columns to be fixed to foundations. For connection purpose allow for case 1:  $N_{max} = 60 \text{ kN}$  (factored), case 2:  $N_{max} = 7 \text{ kN}$  plus  $H_{max} = 5 \text{ kN}$  (both factored)
- P1 - 50 x 50 x 4.0 SHS Post welded to top of PFC's or to stringers (outer face of stringers) all round. All welds to be 6mm fillet welds.
- PS1 - Denotes 215 x 102 Engineering brick padstone.

- Balcony and landing Floor finish to be made up of Durbar plates 4.5mm thick grade S275 all floor plates to be galvanised. For design purposes the following loadings have been applied:
- Floor dead load = 0.38 kN/m<sup>2</sup>
  - Floor live load = 3.00 kN/m<sup>2</sup>
  - Point load = 4.00 kN

**IT IS CONTRACTOR'S RESPONSIBILITY TO EXPOSE ALL REQUIRED LOCATIONS PRIOR TO ORDERING STEELS TO CONFIRM ASSUMPTIONS. REFER BACK TO PGA IF FOUND DIFFERENT. IF IN DOUBT, ASK.**



Revision: Date: Description:  
A 20.11.2023 Building Regulation, planning, tender issue.

**PGA**  
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Scale(s): Date:  
1:50@A1 NOV'23  
Engineer: Checked:  
AA OR

Fuller Commerce  
St Ann's Well House, Hove  
PROPOSED PLANS & DETAILS FOR  
REPLACEMENTS OF FIRE ESCAPES

Project No: Drawing No: Revision:  
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